

**OFFICE OF SELECTMEN  
6 HOLLAND STREET  
PO BOX 139  
MOULTONBOROUGH, NH 03254**

Selectmen's Meeting

June 9, 2016

**MINUTES**

Selectmen: Christopher P. Shipp, Chair, Russell C. Wakefield, Vice Chair, Josiah H. Bartlett, Jean M. Beadle, Paul T. Punturieri; Walter P. Johnson, Town Administrator (absent with prior notice); and Hope K. Kokas, Administrative Assistant.

**I. CALL TO ORDER:** Chris called the meeting to Order at 7:00 P.M.

**II. PLEDGE OF ALLEGIANCE:**

**III. REVIEW / APPROVAL MINUTES:** Jean Made the Motion to approve the June 2, 2016 Work Session and Meeting minutes as written. Paul Seconded. Josh abstained as he was not present at last week's meetings. The Motion carried Unanimously.

**IV. NEW BUSINESS:**

1. **Presentation: George Sansoucy, Utility Appraiser:** Chris welcomed Mr. Sansoucy and his associate Chirelle Lucas and thanked them for attending the meeting. Mr. Sansoucy explained that he was presenting at an appraisal class that Russ was attending and was asked to attend the Selectmen's meeting to provide them with an update and clarification for HB1198, the pole bill. He provided the Board with a packet of information and added that this new bill has caused a lot of confusion and was pushed by the telephone company, namely Fairpoint. This bill only relates to telephone poles and conduits, and really only the valuation of the poles. The bill sets the depreciation at 40 years with a floor of 20%. DRA is charged with setting the values of the poles through public hearings, which is to be done annually starting in 2017. Mr. Sansoucy told the Selectmen that the telephone company values the poles differently than the electric companies. Presently Moultonborough's poles are assessed with 35% for depreciation, which he has factored to take into account the erosion of values due to the increased use of cellular phones. Recent BTLA appeals by Fairpoint were found in favor of the two towns and they have been good decisions. However, these decisions are now being appealed to the NH Supreme Court. Mr. Sansoucy informed the Selectmen that DRA has sided with the utility companies and are against the towns. He said the USPAP 1 & 2 are DRA's attempt to review all appraisals done for assessing purposes for compliance with USPAP Standards 1 & 2 and is their attempt to try and get control of appraisers. NH Electric Cooperative went to the Belknap Superior Court against the town of Gilmanton, and this was also found in the town's favor. Town Assessor Gary Karp told the Board that the small telephone company that serves parts of Suissevale and Bald Peak did not file for the abatement. 1) Joe Cormier commented and Mr. Sansoucy agreed that the bill won't become law until it is heard by the Supreme Court. 2) Hollis Austin asked about Mr. Sansoucy's background and learned that he is professional engineer with an extensive background and experience in appraising utilities throughout the country, with a staff of 18 employees. He informed Mr. Austin that the tax revenue from assessing utilities goes directly into each town's general fund. Mr. Sansoucy further explained that the telephone

companies are exempt from property taxes for everything but the poles and conduits. Electric companies are taxable on all of their property. The Selectmen thanked Mr. Sansoucy for attending and updating them on this bill.

2. Review for Action: Consent & Signature File as of June 9, 2016:

6/9/16	2016 Charitable Exemption, Bank of America (Loon Preservation Committee)	091-003, 091-002 & 099-204
6/9/16	Land Use Change Tax	064-003
6/9/16	Land Use Change Tax	279-002-002
6/9/16	Certification of Yield Taxes Assessed	041-001 & 041-009
6/9/16	Tax Collector's Yield Tax Warrant	041-001
6/9/16	Certification of Yield Taxes Assessed (Correction)	049-005
6/9/16	Certification of Yield Taxes Assessed	048-009
6/9/16	Tax Collector's Yield Tax Warrant	048-009
6/9/16	Petition and Pole License Petition	Red Hill Rd
6/9/16	Abatement	181-005

Josh Made the Motion to approve the Consent & Signature File for June 9, 2016. Paul Seconded. The Motion carried Unanimously.

**V. OLD BUSINESS:** None.

**VI. OTHER BUSINESS:**

1. Board Update Reports: Russ reported that the Planning Board's minutes, page 2, discusses their review of the States Landing Project and was given their approval.
2. Town Administrator's Report: None.
3. Board of Library Trustees Meeting Minutes, May 12, 2016: Acknowledged. Josh commented that the minutes state that the Library's circulation is down and their costs are up. He thought the Selectmen should suggest to the Board of Library Trustees to raise their membership for non-residents. Chris thought this was a decision to be made by the Library Trustees.
4. Planning Board Meeting Minutes, May 25, 2016: Acknowledged.
5. CIPC Meeting Minutes, June 2, 2016: Acknowledged.

**VIII. CORRESPONDENCE:**

1. Alyssa & Peggy Ames, June 1, 2016, Ames Road: Daphne Smith told the Selectmen that the Ames family has always assumed that Ames Road is a private road. The problem stems from Aubuchon Hardware employees parking alongside the road that her family feels is their private property. Through their request, they learned from Administrative Assistant Hope Kokas, she researched the Town Reports going back to 1927, and found no evidence of the Town accepting this portion of Ames Road. The Ames family has spoken with Highway Agent Scott Kinmond who told them that the Town considers Ames Road to the end of the pavement as a Town road. Ms. Smith thought the change came about in the 70's when Doc Mallard paved the road for Charlotte Whitehouse as a favor. It was also speculated that the assumption was made that it was a Town road when the state put in the traffic light at the intersection of Route 25 and the Neck, and proceeded to change the entrance to the road removing the 'y' and putting in berms. The Town has been maintaining and recently paved this portion of the road and seeded the sides, which the Ames family questioned when they took some of their lawn to do the improvements. Chris said that they will have the Town Administrator review this. Paul wondered if Aubuchon Hardware's site plan had been reviewed. Alyssa Ames asked the

Board to promise that Aubuchon's employees would be prevented from parking on their property. Chris said that he can't promise that, but assured the Ames family that the Town will look into it further.

2. Charter Communications (fka Time Warner Cable), June 1, 2016, Possible Program Changes. Acknowledged. 1) Mr. Cormier told the Board that they can expect to see Spectrum trucks driving through Town and not Charter Communications.
3. Elizabeth Clarke, June 1, 2016, Request to Install Memorial Park Bench at L.I. Beach: Chris reported that Ms. Clarke is requesting permission to place a park bench at the beach in memory of Mary Carreiro, who loved the Town beach. The Board agreed that this would be acceptable, but would like Recreation Director Donna Kuethe and the Department of Public Works to be involved. Chris added that the Board would want the final say on the type of bench to be placed and its placement.

**IX. CITIZEN INPUT:** 1) Mr. Austin reminded the Selectmen that even though the Town receives the tax revenue for utilities in Town, it is the utility customers that end up paying the tax. 2) Clelia MacKay asked the Selectmen why they didn't want meetings to be videoed/streamed. Paul told her that this wasn't the case at all. He said that the Board wasn't mandating streaming meetings for volunteer boards/committees, leaving it up to them to decide. Russ added that it is hard enough obtaining interested and qualified volunteers, especially when they are named on the blog and are criticized for their decisions. Chris agreed that some people aren't comfortable with being videoed. He added that all of the minutes are available on the Town's website. Jean reminded everyone that not all of the meetings can take place in the meeting room. Josh felt that it was important that all meetings be streamed in an effort for transparency. Ms. MacKay argued there are times she doesn't want to attend the meetings and having them streamed allows her to watch it in her home. 3) Mr. Cormier thought that if Town's people want it to be mandatory that all meetings be streamed they can put the question on the warrant through a citizens' petition. 4) Mr. Austin added that having all meetings videoed provides members with an opportunity to review what had transpired at meetings.

**X. NON-PUBLIC SESSION:** None needed.

**XII. ADJOURNMENT:** Josh Made the Motion to Adjourn. Paul Seconded.  
Motion Carried Unanimously  
Chris adjourned the meeting at 7:49 p.m.

Russell C. Wakefield, Vice Chair  
Approved

6/16/16 Hope K. Kokas  
Date  
Respectfully Submitted  
Hope K. Kokas, Administrative Assistant